



# EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room  
on Monday 15 November 2010 at 5.30 pm

## MINUTES

**Present:** Mr D Stukenbroeker (Chairman), Mrs A Beavis, Mr P Emery, Mrs M Jones, Mrs M Sheppard & Mr M Anderson (Clerk).

**Also present:** Julian Pacey, Pye's Homes and Neville Surtees, Barton Wilmore.

**10/P56 Apologies for Absence** – None.

**10/P57 Declarations of Interest** – None.

**10/P58 Minutes of meeting of 11 October 2010** – The Minutes of the meeting held on 11 October 2010 were agreed and signed as an accurate record.

**10/P59 Public Participation** – Mr Tarling, 9 Orchard Close had sent comments concerning 10/1588/P/FP via Cllr Stkenbroeker. These will be raised later.

**10/P60 Development Proposals** – Mr Julian Pacey, Pye's Homes and Mr Neville Surtees, Barton Wilmore outlined their plans for land owned on Fruitlands.

Developers were now encouraged at an early stage to seek the views of Councils and residents. For discussion purposes, Mr Surtees presented some options.

A high density development would entail 40/50 houses, but they were considering a low density development of around 20 houses.

An open space was considered to be needed for the area. The preferred option was to have an area in the centre of the development.

A highly sustainable development, code level 4, was being recommended, with properties that were suitable for life-time accommodation. Housing for the elderly had been identified as an issue in Eynsham. 40% of the development (6-8 units) could be affordable housing.

A tree survey had been carried out into the condition of the trees and recommending potential planting.

It was considered that Fruitlands could handle the traffic generated by an extra 20 houses. The road width will be considered to allow access by refuse lorries.

The SHLAA Stage 2 map survey had identified the land at Fruitlands as Grade 3 agricultural land. Concern was also expressed over the boundary of the village being maintained. It was said that the site boundaries were quite strong.

There are no immediate plans to submit a Planning Application. Local support was considered to be of great importance.

If web site "friendly" images and explanatory text could be provided, it was suggested to place the details on Eynsham Online and encourage residents to have a dialogue with the developer. The developer said that they would also like to seek the views of Eynsham Society.

The developer would write to all the residents of Fruitlands advising them that they are looking at a potential development and inviting comments.

It was agreed to also to place this item on the January 2011 Council Agenda.

## 10/ P61 Decisions

*The under mentioned application has been granted planning permission, subject to conditions and were noted:*

- 10/1211&1212/P/FP Bee Cottage Abbey Street Eynsham – Erection of one and a half storey building to form single garage and studio/store.
- 10/1271/P/LB Maltshovel House 1 Thames Street Eynsham – Internal and external alterations to include removal of internal wall to enlarge kitchen, removal of canopy and installation of replacement light well.
- 10/1292/P/FP 1/3 Abbey Street – Change of use of part of site from general industrial to pilates studio (retrospective).
- 10/1316/FP46 Spareacre Lane – Alterations and erection of single storey front extension.
- 10/1326/P/FP 3 Newland Close – Erection of single storey rear extension.
- 10/130/P/S73 Air Liquide Pink Hill Lane – Non compliance with condition 3 of Planning Permission 10/0785/P/FP.
- 10/1397/P/FP15 Wytham View – Erection of single storey rear utility room, linking main house to existing outbuilding and construction of front entrance porch.
- 10/1432/P/FP 40 Witney Road Eynsham – Erection of extension to existing garage.

*The under mentioned application has been refused planning permission: None.*

## 10/P62 Applications

- 10/1520/P/FP 11 Back Lane – Erection of two storey rear extension. **No Objection.**
- 10/1548/P/FP Eynsham Garden Centre – Erection of new garden centre building car parking and associated works. Erection of new tractor/storage shed and boundary fencing. (Part retrospective). **No Objection, but concern was expressed that the access may not be sufficient for 122 cars. There was also concern by the Council at repeated retrospective applications at this site.**
- 10/1590/P/LB45 Queen Street – Alteration to include replacement of metal framed windows/doors with timber flush casements. **No Objection.**
- 10/1588/P/FP Hythe Croft Cottage, Tanners Lane– Erection of outbuilding to form ancillary accommodation.  
Mr Tarling, 9 Orchard Close had complained that the development would overlook his garden.  
**OBJECT** as its obtrusive to neighbouring properties and overdevelopment of the site.
- **APPEAL** - 10/0830/P/FP17 Newlands – Erection of dwelling and new vehicular access (to allow construction of detached garage). Noted.

**10/P63 A Planning Brief for Spare Acre Lane** – deferred until a later meeting.

**10/P64 Date of next meeting** – 29 November 2010 at 5.30pm (if required)

The Meeting closed at 6.40pm

**Recommendation to Council:**